



22 GREENGATE | HALE BARNES

£695,000

An extended modern detached family house set within landscaped grounds and ideally located less than a mile from the revitalised village centre. The superbly proportioned accommodation briefly comprises enclosed porch, entrance hall, spacious sitting room, dining room, fitted breakfast kitchen with French windows to the paved rear terrace, primary bedroom with fitted wardrobes, two further bedrooms and modern bathroom/WC. Gas fired central heating and PVCu double glazing. Driveway and integral garage.

POSTCODE: WA15 0SH

DESCRIPTION

This modern detached family house is set well back from the grass verge and tree lined carriageway and occupies an enviable position within this highly favoured locality. Hale Barns is well placed for access to the surrounding network of motorways and Manchester International Airport and less than one mile distance lies the revitalised village centre with its range of shops and restaurants including Asda Supermarket and soon to be reopened Costa Coffee. Also within the vicinity are highly regarded primary and secondary schools and a variety of places of worship.

The property stands in a superb site with secluded gardens at the rear, paved for ease of maintenance and ideal for entertaining during the summer months. The block paved driveway provides off road parking and there is an integral garage with internal access.

The well presented accommodation has been improved by an extension to the side and incorporates rooms of generous size including a superb sitting room with oriel bay window and wide opening to a formal dining room with views over the gardens. The adjacent kitchen is fitted with a range of contemporary high gloss white units complemented by contrasting polished granite work-surfaces and a range of integrated appliances. There is ample space for a breakfast table and French windows open onto the paved rear terrace.

At first floor level the excellent primary bedroom benefits from a range of fitted furniture, there are two further bedrooms and the fully tiled bathroom/WC is fitted with a modern white suite

Gas fired central heating has been installed together with PVCu double glazing throughout.

ACCOMMODATION

GROUND FLOOR: ENCLOSED PORCH

PVCu double glazed front door set within a matching surround. Access to the integral garage. Tile effect flooring. Recessed LED lighting. Opaque glazed hardwood door to:

ENTRANCE HALL

Panelled staircase to the first floor. Under-stair storage cupboard. Recessed LED lighting. Radiator.

SITTING ROOM

18'1" x 14'5" (5.51m x 4.39m)

PVCu double glazed oriel bay window to the front. PVCu double glazed window to the front. Recessed low-voltage lighting. Coved cornice. Radiator. Wide opening to:

DINING ROOM

12' x 8'11" (3.66m x 2.72m)

PVCu double glazed window to the rear. Radiator.

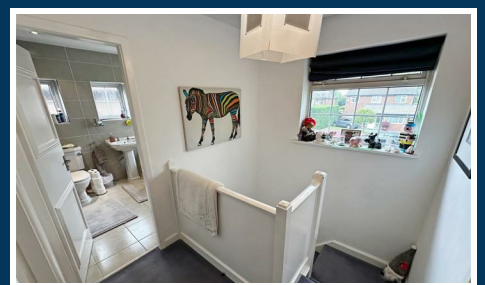
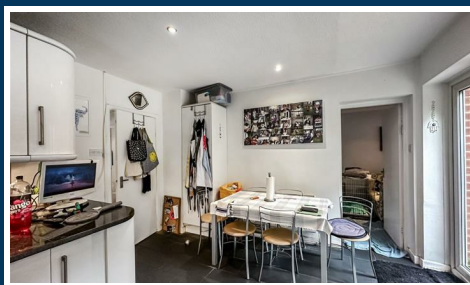
BREAKFAST KITCHEN

16'6" x 12'4" (5.03m x 3.76m)

Fitted with a range of high gloss white wall and base units beneath contrasting polished granite work-surfaces /up-stands and inset stainless steel drainer sink with mixer tap and tiled splash-back. Integrated appliances include an electric oven/grill, four ring gas hob with stainless steel splash-back and canopy cooker hood above. Space for a fridge/freezer. Recess for an automatic washing machine. Ample space for a table and chairs. PVCu double glazed/panelled door to the side. PVCu double glazed French windows and matching side-screen to the rear. Tiled floor. Recessed LED lighting. Radiator.

FIRST FLOOR: LANDING

Loft access hatch. PVCu double glazed window to the front.



BEDROOM ONE

13'4" x 10'3" (4.06m x 3.12m)

Fitted with a four door range of wardrobes containing hanging rails/shelving and flanking a matching chest of drawers/dressing table. PVCu double glazed window to the rear. Radiator.

BEDROOM TWO

12'6" x 8'8" (3.81m x 2.64m)

PVCu double glazed window to the rear. Radiator.

BEDROOM THREE

10' x 6'8" (3.05m x 2.03m)

Fitted shelving and wall units. PVCu double glazed window to the front. Radiator.

BATHROOM/WC

8'2" x 7'1" (2.49m x 2.16m)

Fully tiled and fitted with a white/chrome suite comprising P-shaped bath with electric shower and screen above, pedestal wash basin and low-level WC. Airing cupboard with shelving and housing the hot water cylinder. Opaque PVCu double glazed window to the front. Two opaque PVCu double glazed windows to the side. Recessed low-voltage lighting. Radiator.

OUTSIDE

INTEGRAL GARAGE

15'8" x 8'1" (4.78m x 2.46m)

Up and over door. Space for an automatic washing machine and tumble dryer. Floor standing gas fired boiler. Opaque PVCu double glazed window to the side. Light and power supplies.

SERVICES

All mains services are connected.

POSSESSION

Vacant possession upon completion.

TENURE

We are informed the property is Freehold. This should be verified by your Solicitor.

COUNCIL TAX

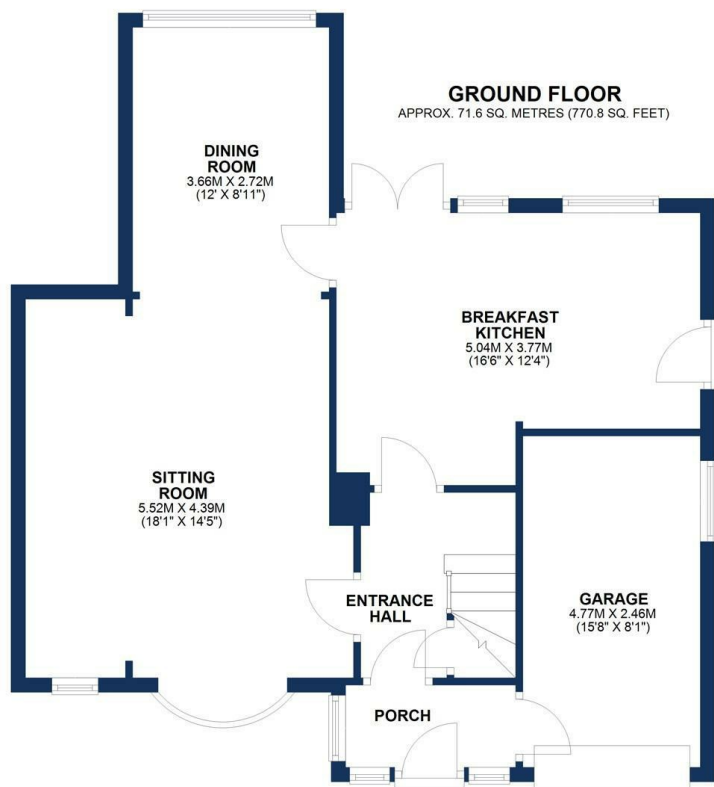
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NOTE

No appliances, fixtures and fittings have been inspected and purchasers are recommended to obtain their own independent advice.



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TOTAL AREA: APPROX. 112.7 SQ. METRES (1213.5 SQ. FEET)
Floorplan for illustrative purposes only



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